

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

269 Church Road, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,850,500

Property Type House

Suburb Templestowe

Period - From 01/10/2023

to 31/12/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	183 Church Rd DONCASTER 3108	\$1,495,000	22/11/2023
2	382 Church Rd TEMPLESTOWE 3106	\$1,480,000	03/02/2024
3	36 The Grange TEMPLESTOWE 3106	\$1,310,000	09/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/02/2024 16:31



 4  2  2

Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2023: \$1,850,500

Comparable Properties



183 Church Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  4

Price: \$1,495,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 666 sqm approx



382 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,480,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 809 sqm approx



36 The Grange TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,310,000
Method: Private Sale
Date: 09/10/2023
Property Type: House (Res)
Land Size: 780 sqm approx